

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-24578 - APPLICANT/OWNER: SAINT GEORGE ROMANIAN ORTHODOX CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Special Use Permit (U-0045-01) shall expire on October 3, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0045-01) and all other related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (U-0045-01) that allowed a proposed 6,000 square-foot church with a 7,000 square-foot recreation hall on property adjacent to the east side of Red Rock Street, approximately 330 feet north of Del Rey Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/03/01 *	The City Council approved a request for a Special Use Permit and Site Development Plan Review (U-0045-01) for a proposed 6,000 square foot church with a 7,000 square foot recreation hall on the subject property. A separate Site Development Plan Review was required for the church building. The Planning Commission recommended approval of the Special Use Permit and struck the Site Development Plan Review. Staff recommended approval of the Special Use Permit and denial of the Site Development Plan Review. The City Council reconsidered the Site Development Plan Review and included those conditions in its approval.
12/03/03	The City Council approved an Extension of Time (EOT-3096) of an approved Special Use Permit (U-0045-01) that allowed a proposed 6,000 square foot church with a 7,000 square foot recreation hall on the subject site. The Planning Commission and staff recommended approval.
06/17/04	Revised plans for the church and social hall were approved by Planning and Development Department staff. The plans satisfied some of the conditions of approval of U-0045-01. All landscaping and hardscaping were to be installed in the first phase of development (recreational/social hall).
11/16/05	The City Council approved an Extension of Time (EOT-9579) of an approved Special Use Permit and Site Development Plan Review (U-0045-01) that allowed a proposed 6,000 square foot church with a 7,000 square foot recreation hall on property adjacent to the east side of Red Rock Street, approximately 330 feet north of Del Rey Avenue.
02/05/07	Civil Improvement Plans (L-CIVIL-19528) were submitted for review. Final approval is still pending.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)	U (Undeveloped)
North	Shops Multi-Family Residential	SC (Service Commercial) M (Medium Density Residential)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	U (Undeveloped)
East	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial) P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the third extension of time request for the proposed project. In the time since the previous extension the applicant has submitted Civil Plans for review. These plans are not yet approved; however, progress is being made on their review and problems that have been identified are being resolved. Due to this progress on the proposed project, approval of this request is recommended. Conformance to the conditions of approval for Special Use Permit (U-0045-01) shall be required.

FINDINGS

The applicant has made progress on the proposed development in the time since the previous extension. Approval of this request is recommended with a two year time limit, subject to conditions.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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